



COUNCIL OF THE CITY OF NEW YORK

CALENDAR
OF THE
LAND USE COMMITTEE
FOR THE WEEK OF MARCH 23, 2015 - MARCH 27, 2015

DAVID G. GREENFIELD, *Chair*, Land Use Committee

MARK WEPRIN, *Chair*, Subcommittee on Zoning and Franchises

PETER KOO, *Chair*, Subcommittee on Landmarks, Public Siting
and Maritime Uses

INEZ DICKENS, *Chair*, Subcommittee on Planning, Dispositions
and Concessions

<http://legistar.council.nyc.gov/Calendar.aspx>

SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **9:30 A.M. on Tuesday, March 24, 2015:**

L.U. No. 188

137-61 NORTHERN BOULEVARD

QUEENS CB - 07

C 120403 ZMQ

Application submitted by CG & J Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 10a:

1. eliminating from an existing R6 District a C2-2 District bounded by a line 150 feet northerly of Northern Boulevard, Leavitt Street and its southerly prolongation, Northern Boulevard (southerly portion), and a line perpendicular to the northerly street line of Northern Boulevard distant 250 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Northern Boulevard and the westerly street line of Leavitt Street; and
2. changing from an R6 District to a C4-3 District property bounded by a line 125 feet northerly of Northern Boulevard, Leavitt Street and its southerly prolongation, Northern Boulevard (southerly portion), and a line perpendicular to the northerly street line of Northern Boulevard distant 250 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Northern Boulevard and the westerly street line of Leavitt Street;

as shown in a diagram (for illustrative purposes only) dated October 20, 2014, and subject to the conditions of CEQR Declaration E-355.

L.U. NOS. 189, 190 AND 191 ARE RELATED

L.U. No. 189

505/513 WEST 43RD STREET

MANHATTAN CB - 04

N 140407 ZRM

Application submitted by 1818 Nadlan LLC pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning Article IX, Chapter 6 to create a special permit in Section 96-32 (Special Regulations in R9 Districts) for the purposes of waiving the applicable height and setback regulations of Sections 23-633 and 23-663, planting regulations of Section 23-892 and permitted obstruction within rear yard regulations of Section 23-44.

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is old, to be deleted;

Matter in # # is defined in Section 12-10;

* * * indicate where unchanged text appears in the Zoning Resolution

Article IX - Special Purpose Districts

* * *

Chapter 6

Special Clinton District

* * *

96-30

OTHER AREAS

* * *

96-32

Special Regulations in R9 Districts

In R9 Districts in Western Subarea C2, the provisions of Section 23-633 (Street wall location and height and setback regulations in certain districts) for R9A Districts shall apply to all #buildings or other structures#. In #Commercial Districts# mapped within R9 Districts in Western Subarea C2, the provisions of Section 35-24 (Special Street

Wall Location and Height and Setback Regulations in Certain Districts) for C2-7A Districts shall apply to all #buildings or other structures#. Notwithstanding the provisions of paragraph (c) of Section 23-011 (Quality Housing Program), in all such R9 Districts and #Commercial Districts# mapped within such R9 Districts, the provisions of paragraph (b) of Section 23-011 shall apply.

* * *

(c) Height and setback modification

For any #development# or #enlargement# subject to the provisions of Section 74-681 (Development within or over a railway or transit right-of-way or yard), the City Planning Commission may permit the modification of the applicable height and setback regulations, the open area planting requirements of Section 23-892 (In R6 through R10 Districts) and the permitted obstructions in #rear yard# or #rear yard equivalent# regulations of Section 23-44, provided that:

(1) such modification of height and setback regulations will:

(i) result in a #building# that has a maximum #building# height of 155 feet;

(ii) result in a better distribution of #bulk# on the #zoning lot#; and

(iii) permit adequate access of light and air to surrounding #streets# and adjacent properties;

(2) such modification of planting requirements will facilitate access to Department of Transportation bridge structures, and that the area between the #street wall# and #street line# of the #buildings# shall be improved with moveable planters; and

(3) any obstruction permitted in a #rear yard# or #rear yard equivalent# pursuant to this Section is necessary to accommodate the ventilation needs of a railroad or transit facility. In addition, such obstruction shall be fully screened by a landscaped strip at least four feet wide, densely planted with evergreen shrubs at least four feet high at time of planting and of a type that is expected to form a year-round dense screen at least six feet high within three years. Such screening shall be maintained in good condition at all times.

The Commission may prescribe appropriate conditions and safeguards to minimize any adverse effects on the character of the surrounding area.

* * *

End text

L.U. No. 190

505/513 WEST 43RD STREET

MANHATTAN CB - 04

C 140408 ZSM

Application submitted by 1818 Nadlan, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681 of the Zoning Resolution to allow that portion of the railroad or transit right-of-way which will be completely covered over by a permanent platform to be included in the lot area in connection with a proposed residential building with two 16-story segments, on property located at 505-513 West 43rd Street a.k.a. 506-512 West 44th Street (Block 1027, Lot 24), in an R9 District, within the Special Clinton District (Preservation Area).

L.U. No. 191

505/513 WEST 43RD STREET

MANHATTAN CB - 04

C 140409 ZSM

Application submitted by 1818 Nadlan, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 96-32(c) of the Zoning Resolution to modify the height and setback requirements of Sections 96-32 (Special Regulations in R9 Districts) and 23-633 (Street wall location and height and setback regulations in certain districts), the rear yard setback requirements of Section 23-663 (Required rear setbacks for tall buildings in other districts), the permitted obstructions requirements of Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents), and the planting requirements of Section 23-892 (In R6 through R10 Districts), in connection with a proposed residential building with two 16-story segments on property located at 505-513 West 43rd Street a.k.a. 506-512 West 44th Street (Block 1072, Lot 24), in an R9 District, within the Special Clinton District (Preservation Area).

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES

The Subcommittee on Landmarks, Public Siting and Maritime Uses public hearing scheduled for **Tuesday, March 24, 2015** in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, has been **DEFERRED**.

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matter in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **1:00 P.M. on Tuesday, March 24, 2015**:

L.U. No. 192
HUNTS POINT CLUSTER

BRONX CB - 02

20155429 HAX

Application submitted by the New York City Department of Housing Preservation and Development (HPD) for a grant of a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at Block 2685, Lot 28, Block 2740, Lots 10 and 12, and Block 2762, Lots 16, 18, 25 and 40, Borough of the Bronx. This matter is subject to Council review and action at the request of HPD and pursuant to Section 577 of the PHFL.

LAND USE COMMITTEE

The Land Use Committee will hold a meeting in the **Committee Room, City Hall, New York City, New York 10007**, commencing at **11:00 A.M. on Thursday, March 26, 2015**, to consider all items reported out of the Subcommittees at the meetings held on Tuesday, March 24, 2015, and conduct such other business as may be necessary.